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Valley Center Community Planning Group

Minutes for the September 8, 2008 Regular Meeting

NOV 12 2008

Chairman: Oliver Smith Vice Chairman: Susan Simpson Secretary: Deb Hofler

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center, San Diego 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use Planning Agreement
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yes

Forwarded to Members: September 9, 2008

Approved: October 20, 2008

1. Call to Order and Roll Call by Seat #:											07:07			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K.SIMPSON	HERIGSTAD		LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
P	A	P	P	P	P	P	A	P	P		P	P	P	P

Notes: Layne arrived 6 minutes late.

Quorum Established: 12

Yes (X)

2.	Pledge of Allegiance
3.	Open Forum:
a)	Keith Davis: Spoke about the possibility of V.C incorporation. Has spoken with representatives of the League of Cities. They referred him to Phil Carter and Kirk Haven. They have taken Rancho Cordova successfully through incorporation. Are currently working with Wildemar. After everything that we have been through, it is time for us to incorporate!
4.	Announcements & Items of Public Interest:
a)	BOS Proceedings Aug 5, 2008: Appointed Paul Hergistad to the Valley Center Community Planning Group, Seat No. 10, for a term to expire January 3, 2011.
b)	Chair comments on the new Farmer's Market. It all started with a class writing project. Andy Washburn was instrumental in working with the Farm Bureau to get it started. The opening day had 25 vendors and a wonderful turnout. Please come and support it. Every Thursday from 3 pm to 7 pm at the Upper Elementary Parking Lot.
c)	Chair comments on the Community Plan development process. The GPU SC is working on this process. Recommend that everyone on the PG stays aware of the goings on of this committee and stay appraised. Also, there is a new bill that is close to being signed by the Governor that will change the way that population densities are allocated. This may affect us tremendously.
d)	A member of the PG, Leon Schwartz, has had 3 absences. One of the absences can be waived by the PG. Motion: Move to waive the third absence. Quinley/Hofler Caries 12 - 0 - 0
e)	North Village Sub Committee (Robertson) S08-013 - update of August 16 & Sept 6 meetings to discuss Valley Center View Properties commercial development at the corner Miller Rd. and Valley Center Rd. The proponent listened at the first meeting and made several positive changes. Everyone seems to be pleased. They will be presenting again Sept 25 th , at the GPU SC meeting. Motion :Would like to add Quinley, Glavinic, and Rudolf to the SC. Motion made by Robertson/Layne Caries 12 - 0 - 0
f)	Lilac Ranch Sub Committee Update (Quinley), TM 5385 RPL; GP04-008; SP04-007; REZ04-016. SC has had two meetings. Discussed the unresolved issues. Most contentious issue was lot size. Once the EIR report is issued, the next meeting will be scheduled.
g)	Training on new Low Impact Development Regulations - Stephanie Gaines, DPLU: This is a new permit requirement for all new development. The watershed is an area that has common water runoff to a basin/stream. We are in the San Luis Rey watershed with a small southern part in the Carlsbad Watershed. Naturally, 50% of the water is filtered into the soil, 40% evaporates and 10% is runoff. With urbanization, it changes to as much as 15% infiltration, 30% evaporation and 55% runoff. This new development regulation tries to retain/control the water and pollution at the source. This is aimed at priority development projects: 10 housing units or more, >5000 sq feet of impervious surface, Environmentally Sensitive Area of >2,500 sq ft, new development or redevelopment projects that require a SWMP. LID: attempts to decrease storm water runoff by

	treating it at the source and mimicking natural hydrological function. There are many integrated management practices that can accomplish this. The PG members can call the planner if they have questions or call Stephanie Gaines at (858) 694-3493.
h)	<p>Circulation Sub Committee Update (Coulombe). - Cole Grade Road Project, meeting summary. Last Thurs. was a SC meeting. Two main issues were discussed. The Cole Grade road widening and the GPU map. The road widening is first: The final analysis was that we do not know that we could trust the ADTs that were given to us. SC recommends to the PG that Bob Citrano come to the SC and give a presentation about the ADTs and the underlying assumptions. We need more data.</p> <p>K. Simpson – It is always good to get more information. But experience is better than numbers. We need 4 lanes from V.C. Road to the high school.</p> <p>Hofler – there are alternatives to widening the road to 4 lanes. There are engineering alternatives that can alleviate the traffic at the High School other than widening the road to 4 lanes.</p> <p>Quinley – I agree with Dr. Hofler. I just want to make sure that we have explored the alternatives other than widening the road.</p> <p>Layne – This road is a straight shot and traffic will just get worse. I'm not an advocate of widening but need more info.</p> <p>Robertson – We need to look at how a widened road will affect the entire environment of the area/road.</p> <p>K. Simpson – I'm for looking at the other alternatives as well.</p> <p>Cristine Lewis – We need more data to make a decision, not just personal experiences.</p> <p>Jon Vick – The BOS are looking at 4 different maps. The ADTs are based on each of these 4 maps. We need to know the underlying assumptions.</p> <p>Anne Geinzer: I would like 4 lanes for several reasons. I live across from the H.S. and have issues getting out of my road. The larger vehicles slow traffic down going up the grade on Cole Grade.</p> <p>Quisquis – The only thing we need to know is that we need more information. I agree that Bob Citrano and others need to come and give us more information.</p>
i)	<p>Southern Village Sub Committee Update (Van Koughnett), Butterfield Trails is a housing development on V.C. Road and Sunday Drive. This is the first time it is before the Planning Group. This presentation is a General Plan Amendment, Tentative Map and Major Use Permit. Wayne Hilldig is the owner and has spent the last 6 years working on this: We have tried to make this project compatible with the lifestyles of V.C. We need your help to approve this project. The area needs a rezone to make it compatible with GPU. Owner got tired of waiting for GPU.</p> <p>Bill Lewis then took over the presentation: 1/3 of project is steep slope, the rest is flat or gentle slopes. There are many trees including Oaks and a large pond. There is an existing barn and house. DPLU discuss 7.3 du/acre but the owner requested 2 du/acre. The developer adhered to the V.C. Design Guidelines. They tried to incorporate the open space and the natural topography. The developer has a undulating design to the road with swales. This will create a sense of privacy and small town feel. The landscape plan uses River Bottom trees, and Oaks. They will keep all but one of the existing Oaks. [Coulombe – Please remove the Chinese Elm and ? They are invasive.]</p> <p>The Moosa Creek set back has become an issue. They currently have 100 feet of buffer and DPLU wants 100 feet more to mitigate the V.C. Road widening project and Woods Valley Golf Course. The houses will be ecofriendly. There are over 6000 feet of walking trails for the residents.</p> <p>Steve Flynn: Urges the PG to support Wayne and this project.</p> <p>Mrs. Olson: This is a wonderful project. It is time to change the appearance of V.C. We hope that all of you will vote Yes.</p> <p>Lael Montgomery: These developers have thought about the land and it is inspiring to see a project like this.</p> <p>K. Simpson: Would like to thank Mr. Hilldig for coming to the PG meetings and his relationship with V.C. When you say help, do you need us to ask DPLU to remove 100 feet of the buffer zone: 50 feet of Biologic and 50 feet of Fire Buffer? Yes</p>
<p>Discussion & Comments:</p> <p>Robertson: Will you be the builder? It depends on the market.</p> <p>Layne: I like the landscaping and the presentation. It makes it very apparent the differences.</p> <p>Schwartz: Like to complement the presentation.</p> <p>Shoemaker: This project is currently zoned RR 0.5du/acre. Part of the project is a rezone and a GPA.</p>	

Hofler: the rezone and GPA go hand in hand. The T.M. has been presented. And the MUP is for the clustering of the homes.

Coulombe: this is the average lot size.

Motion: to approve this project in concept at 2 du/acre.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON	HERIGSTAD		LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
Y	A	Y	Y	Y	Y	Y	A	Y	Y		Y	Y	Y	Y

Maker/Second: VanKoughnett/Schwartz

Carries: 12 - 0 - 0

Notes: Smith - friendly amendment to add 'at 2du/acre' - Ok with maker and second

5. Approval of Minutes:

Notes: The minutes were disseminated late so will be voted upon next month.

6. Land Use Items:

6.a. P70-212w2 Nelson Way, (Robertson) Champagne Lakes Modification to P70-212 Owner: CJ Williams.

Discussion & Comments: the changes are to construct a new bathroom and relocate several of the vested spaces into less affected areas (biology). 36 new sites in one area and 15 spots in another area.

Layne - are there landscaping plans for the new spaces? Yes. Are you moving or adding spaces? We are adding 50 vested spaces.

Schwartz - We should not approve anything unless the neighbors are approached first.

K. Simpson - The neighbor thing can be very misleading dependent on who is home at the time.

Smith - I disagree. I will go back several times to get the input that DPLU cannot.

Hofler - are the new spaces in the line of site of the neighbors? No

Motion: to approve the project as presented.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON	HERIGSTAD		LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
N	A	Y	Y	Y	Y	N	A	Y	Y		Y	Y	Y	Y

Maker/Second: Robertson/Washburn

Carries: 10-2-0

Notes:

6.b. R04-017/STP06-004 Valley View Casino Parking Lot (Smith), Valley center Rd and Lake Wohlford Rd, Notice of Intent to Adopt Neg. Declaration.

Discussion & Comments:

Smith - It basically supports what we know to date. The only major thing is that the lights are now 25 feet. They are being raised higher. This way, they are put into the interior of the parking lot. The trees are 18 feet. The trees, however, will not be trimmed to 18 feet.

The higher lights allow less overall lighting.

Shwartz - It seems that the higher the light, the more I would see it

Discussion finished due to end of the meeting/ time constraints.

6.c. TPM 21126, (Quinley) 12542 Betsworth Rd. Harlow Minor Subdivision, ERB Engineering, Inc.

6.d. TM5047TE Time Extension, Live Oak Ranch, LLC Cobb Lane & Valley Center Rd. Contact: Joe Gallagher

6.e. PO8 007 (Montross) cell site, 33780 Double Canyon Wireless Telecom

6.f. TPM 21101 10418 King Sanday Lane & Diaz Road 5acres into 2 parcels replacement map Owner: Gangavalli Contact Person: Doug Logan

6.g. TPM 21002/ER (Coulombe) Application Amendment Form/Fish & Game Doc. Request

6.h.	P08-034, 28407 Gordon Hill Rd. (K. Simpson) AT&T Wireless Owner: Bernesser Engineer: TDI, Calvin Gough.
6.i.	Old 395 Rezone (Smith), 30665 Old Hwy 395, Escondido, Ca. 92026, requesting a C-30 Zoning and a General Plan Amendment to designation 11 and TPM splitting the property so that the smaller area (7.33acres) will be rezoned Commercial/Office.
7.	Announcements & Items of Interest to the VCCPG:
a)	Susan Simpson resignation as Vice Chair. Elect a new Vice Chair. Motion: Recommend Ann Quinley as the new Vice Chair – Coulombe/Robertson Caries 12- 0- 0
b)	Decide the next meeting date as Oct 13 is Columbus Day. Motion: The new date will be Oct. 20, location TBD. Quinley/Layne Caries 12 – 0 - 0
8.	Subcommittee Reports & Business:
a)	Brook Forest – open, Chair.
b)	Castle Creek – open, Chair.
c)	Circulation – Coulombe, Chair.
d)	GP Update – Keith Simpson, Chair. Several projects are in the process of being developed. These projects will determine the Northern Village makeup/vision. They will present on Sept. 25, 2008, 6 pm – 8 pm, Room p17, V.C./Pauma Valley Unified District Offices.
e)	Nominations – Leon Schwartz, Chair.
f)	Orchard Run – Deb Hofler, Chair.
g)	Paradise Mountain – open, Chair.
h)	Parks & Rec – Montross, Chair.
i)	Rancho Lilac – Quinley, Chair.
j)	Northern Village – Robertson, Chair.
k)	Segal Ranch – Smith, Chair.
l)	Strategic Planning—Keith Simpson, Chair.
m)	Southern Node —Terry Van Koughnett, Chair.
n)	Tribal Liaison – Terry Van Koughnett, Chair.
o)	Valley Center Church – Terry Van Koughnett, Chair.
p)	Website – Terry Van Koughnett, Chair.
9.	Correspondence Received:
a.	Historic Site Board to distribution, Notice of public hearing August 18, 2008
b.	DPLU to VCCPG, P08-036 (Layne) Patnode Outdoor Event Facility, Serenity Oaks Ranch
c.	Farm Bureau San Diego County to VCCPG Chair Aug 26, 2008 announcement of Valley Center Certified Farmers Market, first date Thursday Sept 4, 2008
d.	County of San Diego to distribution, Country Accepts Proposals for Federal Funds: Community Block Grant, HOME Investment Partnerships, Emergency Shelter Grant, and Housing Opportunities for Persons with AIDS
e.	County of San Diego Dept of Parks and Recreation, August 21, 2008, Park Land Dedication Ordinance, \$300,000 for Valley Center.
f.	DPLU to VCCPG, AD08-019 House addition (administrative permit), 13525 Mirar de Valle, owner Rattray.
g.	DPLU to VCCPG, P08-007 Tmobile antenna, 33780 Double Canyon Rd (Couser Canyon/Gregory Canyon), owners Rodney & Joyce Guild.
h.	DPLU to VCCPG, TPM20811RPL5, Red Hawk Rd, 5 parcel subdivision, owner Sam Mustafa.
10.	Requests for Items on Upcoming Agendas:
a)	North Inland Community Prevention Program
11.	Motion to Adjourn:
	Maker/Second: _____ Vote: _____
Notes: Motion to extend to 10:20 p.m. Vote 8 – 4 – 0	